Fall 2001 Workshops: Proposals for Incentives and Regulatory Changes from Participants

STATE DOMAIN: Monetary Incentives

Source	Use	Reward for…
State tax credits, bonds, tax increment financing, Empowerment Zones [SCL04, CCC09, CCC07, CCC03, CCC11, CCC09, SOC07, SON11, SMA01, SMA06, SMA13, SMA08, NAP08, NAP10, NAP04, ALA24, ALA09, ALA13, SFC10, ALA12]	finance/subsidize affordable housing/mixed-income/multi-family/TOD/housing rehab	
State matching funds/fines [SCL04, CCC03, CCC09, CCC13]		exceed/fail to meet housing requirements
State funds [SCL02, CCC13, SFC10]	infrastructure	build housing, especially infill
Shift State and Federal money distribution [SOC04, SON14, SFC01]	sustainable development	
State funds awarded/withheld [CCC04, ALA14, MRN11]		RHN allocations met/not met
Increased/ensured regional/state & federal tax funding [ALA08, ALA14, SFC01]	brownfields clean-up	
Tax revenue incentives/bonuses to cities [SOC01, SMA09]	implement smart growth	

Fiscal Reform: Allocations

Revenue-sharing at regional and county levels SCL04, SCL03, SCL12, CCC02, CCC12, SOC03, SOC06, SON02, SMA03, SMA06, SMA08, SMA09, NAP08, NAP01, NAP03, NAP09, NAP04, ALA02, ALA08, ALA09, ALA11, ALA14, ALA15, SFC07, SFC13, MRN06, ALA12
Amend sales tax allocation to be per capita/regional SCL02, CCC13, SOC04, SOC06, SOC07, SON11, NAP08, ALA19, MRN05, MRN12
Return property taxes to cities SON02, NAP05, ALA02, ALA05, SFC02, MRN01, MRN02, MRN04, MRN08, MRN12
Change/repeal Prop. 13 to reduce reliance on sales tax/Remove Prop 13 from commercial properties (without putting added incentive for commercial development) SCL04, SCL03, ALA04, ALA09, ALA20, SFC04, SFC07, SFC01, MRN04, MRN06
Rethink or eliminate fiscalization of land use CCC07, CCC12, SOC03, SOC07, NAP06, ALA04, ALA15, ALA18, MRN01
Reduce or eliminate ERAF, or return ERAF to cities SCL12, CCC10, SOC05, SOC08, ALA02, MRN10
Tax-increment financing countywide, especially at transit station areas SCL02, CCC05, ALA02

Fall 2001 Workshops: Proposals for Incentives and Regulatory Changes from Participants

Fiscal Reform: Sources of Local Funds

Source	For… (use)
Hotel Tax [NAP02, SFC07]	affordable housing fund

STATE DOMAIN: Regulatory Changes

Allow and incentivize or require in-law/accessory units (I.e., streamline approvals, modify fee structures, allow as part of same structure, property tax incentives), and create program to bring existing units to code, but also enforce that they're used for housing, and allow non-owner-occupied two-unit buildings, and make second units affordable with rent control. Also reduce parking requirements for secondary units. Fewer restrictions on sec. units development and easier processing and approvals. If second units meet design criteria, allow approval without public hearings.[SCL02, CCC03, CCC13, CCC11, CCC12, SCL12, SOC06, SON05, SON10, SON07, SON14, SMA01, SMA13, NAP05, NAP01, NAP06, NAP09, NAP04, ALA02, ALA24, ALA06, ALA14, ALA19, SFC02, SFC11, SFC04, SFC10, SFC05, MRN03, MRN04, MRN12]
Remedy construction defect litigation (I.e., make it harder to sue, especially related to condo/townhouse development; impose warrenties rather than litigation)[SCL02, SCL12, CCC02, CCC13, CCC09, SOC05, SON02, SON14, NAP05, MRN03]
CEQA exemptions for TOD/mixed-use/affordable housing[CCC05, SOC01, SOC05]
TORT reform/liability on multifamily ownership[SOCO5, ALA24]

LOCAL DOMAIN: Regulatory Changes: Developers

Types of Development

Incentives to developers for development of low-income housing, possibly from cities/local governments, in form of preferential permitting/density bonuses/reduced parking requirements[SON12, SMA01, SMA07, SMA10, NAP02, ALA09, ALA14, SFC05]
Incentives for TOD, including density bonuses, reduced traffic impact fees, reduced parking requirements[SMA09, SMA10, ALA02, MRN02, MRN10, ALA12]
Link social services and development (through mixed-use development incentives or regulations)[SFC07]
Incentives/fee reductions/exemptions for development in low-income areas[CCC05]

Building Codes

Enforce strict codes on/subsidize earthquake proof structures[ALA14, ALA23]
Revise codes to remove unnecessary barriers to affordability, e.g. allow pvc plumbing in [SFSFC11]

Parking

Lower parking requirements[SMA05, SMA06, SMA07, SMA08, ALA24, SFC04, SFC07, SFC09, SFC06, SFC05]
Reduce parking requirements, especially in transit centers/for residential/mixed-use, to require less land use and to promote first-floor retail(something happened here, a long list of codes is missing), SFC01, SFC12, SFC13, SFC09, MRN11, ALA12
Parking maximums instead of minimums[ALA02]
Shared parking requirements for mixed-use[NAP05]
Disincentives for developers to build parking lots on land zoned high density[ALA06]
Developers and the Environment
Require developers to demonstrate available water/wasterwater treatment/watershed conservation before getting construction approvals[SON10, SON02]
Require developers to clean brownfields prior to development[SCL11, SMA04]
Require developments to set aside 10% open space[SMA01]
Localities negotiate mitigations with developers, such as planting of forest land to offset impacts, or environmental impact fees[SON10]
Change in soils classifications to recognize land values[NAP06]
Require polluting industries to clean brownfields and toxics[SFC01]

Planning/Permit Approvals

Streamline planning process/permit approval for affordable housing. One suggestion is coding by minimum density/distance to transit/jobs-housing mix, affordability-mixed-income (If projects meets these criteria, reduce public review, expedite process) "smart permitting". Possibly consolidate government planning agencies.[CCC02, CCC05, SON01, SON12, SON14, SMA02, NAP04, MRN04]
Developer mitigations include infrastructure improvements[SFC04, SFC10]
Require development to provide childcare[SMA06, SMA07]
Flexible planning approvals for non-traditional (disabled, multi-generational, senior+caretaker) or mixed-use housing[NAP08]
Development approvals linked to capacity of local schools[SOC05]

Development approvals contingent upon securing greenbay, particularly along coastline[SMA05]
Development approvals contingent upon infrastructure constraints[NAP02]
Entitlements for educational facilities[SON01]
Stricter settlement agreements with large residential developers[CCC12]
Reduce clean water/storm/sewage requirement for affordable housing development[SMA10]
ALL new/large/urban projects are mixed-use[SFC13]
Incentives (I.e., density bonus) for developer including childcare, hospitals, schools, open space[SMA04]
Require office buildings be built fully convertible to housing[SMA10]
Flexible entitlements[SFC06]
Development Financing
Developer cover costs of providing affordable housing[SMA10]
Developers' financing dependent upon meeting affordable housing goals[CCC13]
Integrate private and public investment strategies[ALA18]
Require of all developers minimum housing/commercial/retail development[MRN06]
Incentives for for-profit/non-profit developer partnership[SFC06]

Density

Density bonuses, or means to protect interests of high-density projects[SMA03, NAP01, SFC11, SFC10, SFC09, MRN05, MRN08, MRN11, ALA12]
Minimum density requirements, especially in employment centers and on transit corridors and in low-density areas [CCC11, SMA07, SMA10, NAP07, ALA02, ALA19, SFC02]
Allow more lot coverage, to fund parks throughout the neighborhood[SFC10]

FEES

Development/Linkage Fees
Developers and businesses (including hotels) together required to meet jobs/housing match, or pay fees (Housing/Office linkage fees)[SON05, SON12, SMA03, ALA23, ALA19, SFC04, MRN02]
Fees/approvals related to impact on jobs/housing balance, traffic and water supply[SOC04, SON01, NAP05, SFC10]
Tax incentives/fee exemptions to developers/employers to include affordable housing in projects, or to exceed minimum requirements[SCL08, SCL06, CCC05, CCC13]
Linkage fees for business parks/non-residential uses[CCC11, CCC12]
Increase fees on greenfield housing[SCL06, SON03]
Require develeopers to pay for infrastructure and services (not City/State)[SMA13, NAP09]
More equitable distribution of costs of infrastructure/impact fees (I.e., so homebuyers don't pay all)[CCC10, SOC03]
Scalable development fee for mismatch between type of job and housing[ALA09]
Increase impact fees to reduce above-moderate %[ALA01]
Exemption from traffic impact fees for affordable housing[SMA04]
Connection/permit fees based on distance of development from existing infrastructure[SOC04]
Commerical housing impact mitigation fee[MRN08]
Higher development fees on luxury homes[CCC10]
Reduce development impact fees/reward developers[SFC12]
Special fees for large-scale developments[SMA10]
Allocate development fees toward affordable housing, schools and transit[CCC11]
Incentives (lower fees) to non-profit developers of subsidized housing[SON06]
Infrastructure Costs
Remove loopholes for residential to escape infrastructure costs[SFC11]

Improve city-developer partnerships to share costs of infrastructure/transit[ALA20]
Prior to approvals, require clear demonstration of resources to cover infrastructure needs[NAP09]
Regulate infrastructure fee amounts between cities[CCC11]

In-Lieu Fees

Prohibit "in lieu" fees; require construction or land-banking[NAP05, SFC07, MRN05, MRN06, MRN08]
No "in lieu" of affordable housing requirements[CCC11, SON05, SON14]
Allow "in lieu" fees if it delivers more affordable housing[MRN12]
Link "in lieu" fees to lot size/building sf[SON12]

DESIGN
Remove or revise height restrictions, especially around transit, but restrict large variation in heights[CCC09, SOC01, SMA07, SFC10, MRN06, MRN10]
County design guidelines for urban development along smart growth principles[SCL10, SMA10]
Design guidelines for neighborhoods, allowing higher densitites, and in order to streamline processing[CCC12]
Require developers to follow LEED design standards (see website)[SCL06]
Design standards that foster community[SON03]
Design standards for infill that is "contextual' with existing developments[ALA04]
Design standards for mixed-use[SMA13]
Regulate building height, not number of stories[SFC11]
Allow residential development up to height limit after F.A.R. is met[SFC11]
More flexible setbacks[NAP05]
Raise FAR for affordable housing[SMA10]
Allow smaller unit sizes[SMA13]
Unbundle residential/garage components[SFC06]
Require developments to have strong pedestrian component[ALA06]
Reduce allowable footprint for urban residential[SMA10]

LOCAL DOMAIN: Monetary Incentives: Business and Employers

Incentives (tax incentives) to small, local businesses rather than large businesses, especially in new development and local businesses that offer living wages. Include real protection zones for local industrial/production jobs[SON06, SON03, SMA07, SMA07, ALA01, ALA10 SFC02, SFC07, SFC09, SFC05, MRN10]
Incentives to employers to provide or contribute to affordable housing, or prevent job creation without available housing (perhaps countywide)[SON14, SON03, NAP10ALA11]
Incentives to employers for local hiring[MRN05]
Tax credits to businesses to provide affordable housing and transportation options for employees[MRN01]
Incentives for supermarkets to enter areas with no services[SFC05]
Tax abatement for ground floor retail in mixed-use areas[SFC11]

LOCAL DOMAIN: Regulatory Changes: Developers

Types of Development

Incentives to developers for development of low-income housing, possibly from cities/local governments, in form of preferential permitting/density bonuses/reduced parking requirements[SON12, SMA01, SMA07, SMA10, NAP02, ALA09, ALA14, SFC05]
Incentives for TOD, including density bonuses, reduced traffic impact fees, reduced parking requirements[SMA09, SMA10, ALA02, MRN02, MRN10, ALA12]
Link social services and development (through mixed-use development incentives or regulations)[SFC07]
Incentives/fee reductions/exemptions for development in low-income areas[CCC05]

Building Codes

Enforce strict codes on/subsidize earthquake proof structures[ALA14, ALA23]
Revise codes to remove unnecessary barriers to affordability, e.g. allow pvc plumbing in [SFSFC11]

Parking

Lower parking requirements[SMA05, SMA06, SMA07, SMA08, ALA24, SFC04, SFC07, SFC09, SFC06, SFC05]
Reduce parking requirements, especially in transit centers/for residential/mixed-use, to require less land use and to promote first-floor retail(something happened here, a long list of codes is missing), [SFC01, SFC12, SFC13, SFC09, MRN11, ALA12]
Parking maximums instead of minimums[ALA02]
Shared parking requirements for mixed-use[NAP05]
Disincentives for developers to build parking lots on land zoned high density[ALA06]
Developers and the Environment
Require developers to demonstrate available water/wasterwater treatment/watershed conservation before getting construction approvals[SON10, SON02]
Require developers to clean brownfields prior to development[SCL11, SMA04]
Require developments to set aside 10% open space[SMA01]
Localities negotiate mitigations with developers, such as planting of forest land to offset impacts, or environmental impact fees[SON10]
Change in soils classifications to recognize land values[NAP06]
Require polluting industries to clean brownfields and toxics[SFC01]

Planning/Permit Approvals

Streamline planning process/permit approval for affordable housing. One suggestion is coding by minimum density/distance to transit/jobs-housing mix, affordability-mixed-income (If projects meets these criteria, reduce public review, expedite process) "smart permitting". Possibly consolidate government planning agencies.[CCC02, CCC05, SON01, SON12, SON14, SMA02, NAP04, MRN04]
Developer mitigations include infrastructure improvements[SFC04, SFC10]
Require development to provide childcare[SMA06, SMA07]
Flexible planning approvals for non-traditional (disabled, multi-generational, senior+caretaker) or mixed-use housing[NAP08]
Development approvals linked to capacity of local schools[SOC05]

Development approvals contingent upon securing greenbay, particularly along coastline[SMA05]
Development approvals contingent upon infrastructure constraints[NAP02]
Entitlements for educational facilities[SON01]
Stricter settlement agreements with large residential developers[CCC12]
Reduce clean water/storm/sewage requirement for affordable housing development[SMA10]
ALL new/large/urban projects are mixed-use[SFC13]
Incentives (I.e., density bonus) for developer including childcare, hospitals, schools, open space[SMA04]
Require office buildings be built fully convertible to housing[SMA10]
Flexible entitlements[SFC06]
Development Financing
Developer cover costs of providing affordable housing[SMA10]
Developers' financing dependent upon meeting affordable housing goals[CCC13]
Integrate private and public investment strategies[ALA18]
Require of all developers minimum housing/commercial/retail development[MRN06]
Incentives for for-profit/non-profit developer partnership[SFC06]

Density

Density bonuses, or means to protect interests of high-density projects[SMA03, NAP01, SFC11, SFC10, SFC09, MRN05, MRN08, MRN11, ALA12]
Minimum density requirements, especially in employment centers and on transit corridors and in low-density areas [CCC11, SMA07, SMA10, NAP07, ALA02, ALA19, SFC02]
Allow more lot coverage, to fund parks throughout the neighborhood[SFC10]

FEES

Development/Linkage Fees
Developers and businesses (including hotels) together required to meet jobs/housing match, or pay fees (Housing/Office linkage fees)[SON05, SON12, SMA03, ALA23, ALA19, SFC04, MRN02]
Fees/approvals related to impact on jobs/housing balance, traffic and water supply[SOC04, SON01, NAP05, SFC10]
Tax incentives/fee exemptions to developers/employers to include affordable housing in projects, or to exceed minimum requirements[SCL08, SCL06, CCC05, CCC13]
Linkage fees for business parks/non-residential uses[CCC11, CCC12]
Increase fees on greenfield housing[SCL06, SON03]
Require develeoers to pay for infrastructure and services (not City/State)[SMA13, NAP09]
More equitable distribution of costs of infrastructure/impact fees (I.e., so homebuyers don't pay all)[CCC10, SOC03]
Scalable development fee for mismatch between type of job and housing[ALA09]
Increase impact fees to reduce above-moderate %[ALA01]
Exemption from traffic impact fees for affordable housing[SMA04]
Connection/permit fees based on distance of development from existing infrastructure[SOC04]
Commerical housing impact mitigation fee[MRN08]
Higher development fees on luxury homes[CCC10]
Reduce development impact fees/reward developers[SFC12]
Special fees for large-scale developments[SMA10]
Allocate development fees toward affordable housing, schools and transit[CCC11]
Incentives (lower fees) to non-profit developers of subsidized housing[SON06]
Infrastructure Costs
Remove loopholes for residential to escape infrastructure costs[SFC11]

Improve city-developer partnerships to share costs of infrastructure/transit[ALA20]
Prior to approvals, require clear demonstration of resources to cover infrastructure needs[NAP09]
Regulate infrastructure fee amounts between cities[CCC11]

In-Lieu Fees

Prohibit "in lieu" fees; require construction or land-banking[NAP05, SFC07, MRN05, MRN06, MRN08]
No "in lieu" of affordable housing requirements[CCC11, SON05, SON14]
Allow "in lieu" fees if it delivers more affordable housing[MRN12]
Link "in lieu" fees to lot size/building sf[SON12]

DESIGN
Remove or revise height restrictions, especially around transit, but restrict large variation in heights[CCC09, SOC01, SMA07, SFC10, MRN06, MRN10]
County design guidelines for urban development along smart growth principles[SCL10, SMA10]
Design guidelines for neighborhoods, allowing higher densitites, and in order to streamline processing[CCC12]
Require developers to follow LEED design standards (see website)[SCL06]
Design standards that foster community[SON03]
Design standards for infill that is "contextual' with existing developments[ALA04]
Design standards for mixed-use[SMA13]
Regulate building height, not number of stories[SFC11]
Allow residential development up to height limit after F.A.R. is met[SFC11]
More flexible setbacks[NAP05]
Raise FAR for affordable housing[SMA10]
Allow smaller unit sizes[SMA13]
Unbundle residential/garage components[SFC06]
Require developments to have strong pedestrian component[ALA06]
Reduce allowable footprint for urban residential[SMA10]

Fall 2001 Workshops: Proposals for Incentives and Regulatory Changes from Participants

Regulatory Changes: Land Use

General Zoning
Overlay zoning[SON10, SFC06, ALA12]
Tighten zoning/low-income requirement/general plan exemptions[SON11, SON12]
Sustainability balance standards[MRN08]
Zone for designated smart growth areas[MRN10]
Link growth to maintain or enhance livability performance standards[SFC11]
In place of zoning regulations, refer to area plans and specific plans ("placing"), more precise than zones[SMA03]
Ensure consistency between city and county growth[SON01]

Mixed-Use/Residential
Mixed use zones should require a service level, with city funding for CBO services[SFC06, SFC05]
Build over retail areas,, to keep sales tax revenues[SMA08, NAP09]
Zoning change from mixed use to residential must consider issues of imminent domain[ALA01]
Growth management ordinances exempt downtown/mixed use[SON02]
Promote mixed residential zoning[NAP08]
Blanket zoning for TOD throughout cities[SMA10]
Adjust zoning for more mixed-use with housing[ALA02]
Preserve mobile home parks[SON05]

Open Space
Maximum lot sizes, tied to increase in greenbelt[CCC11, SON01]
Set open space minimum (50% of County land), especially in urban, dense and low-income areas[SON01, ALA15]
Regional regulation of open space based on both local and regional population increases, allowing for additional open space with migratory growth[SON01]
Halt or limit development in flood plains[SON10]
Cap development along coastline[SMA04]

Density
Adjust zoning re. Lot sizes/density[SMA13, ALA02]
Rezoning in high-employment areas to allow more housing/infill[ALA02, SFC01]
Financial, market-based policies, e.g. by permitting/zoning for higher densities[SFC10]
Develop schools in central locations and with high student densities[SON13]

Ownership
Land reform - eliminate speculation land ownership[SFC07]
Penalties for land-owners "sitting on" properties[ALA15]

LOCAL DOMAIN: Regulatory Changes: Housing

Inclusionary zoning ordinance (Countywide, requiring housing to be on-site and mixed-income/ low-income), with incentives[CCC03, CCC04, CCC15, SON15, SON05, SMA03, SMA06, SMA13, NAP07, ALA19, ALA19, SFC02, SFC0, SFC137, SFC10, SFC06, MRN03, MRN05]
Minimum affordable housing requirements along transit corridors, or in general[SCL10, CCC02, CCC11, SMA03, SFC05]
Require development of affordable housing linked to development of high-end/luxury homes, though not necessarily in the same development (see City of Clayton example)[CCC07, CCC09, SON1, MRN030]
Government control of sale/resale prices of housing[SON06, SON07, SON03, NAP08]
Halt high-end/luxury development, or cap commensurate with projections[SON15, SON11, SON07]
Zoning to require affordable housing percentage for projects with 7 or more units[SMA04, NAP09, NAP04]
Prevent conversion from housing to commercial[NAP01, MRN08]
At transit centers, make housing mix 35% very low income, 29% LI, 26% MI, 10% above moderate income[SMA13, NAP07]
Mix 26% vl, 10% l, 28% mi, 36% ami[SFC06, SFC05]
Deed restrictions for affordability in perpetuity[ALA24,SFC07]

LOCAL DOMAIN: Regulatory Changes: Business and Employers

Regs to enforce jobs/housing balance: Employers required to provide for affordable housing (and transportation) for the low-wage jobs they provide. Formula for housing/'commercial development proportions. Require commercial developers to partner with housing developers as condition for approval.[NAP06, NAP02, ALA20, MRN04, MRN05, MRN12]
No jobs growth without housing growth[NAP09, ALA14]
Plan for vibrant downtown including arts and schools, farmer's markets, no vacant retail space[SFC05]
Employers providing high-income jobs required to help provide low-income housing[NAP04]
Require new local jobs go to local residents[NAP10]
Regional/Countywide Jobs/Housing linkage policy[NAP02]
Require businesses to provide infrastructure plan based on projected employment #s[SON10]
Cities/counties recruit businesses and streamline approvals in already developed areas (even pre-zone and pre-plan for desired employment sites)[CCC10]
Change ABAG formula for jobs/housing balance ("hits same areas over and over again")[MRN06]
Regional definition of jobs/housing linkage needs (not jurisdictional definition)[NAP07]
Approve job locations per existance/provision of housing[CCC08]
Prop B for all commerical development[ALA12]
Employers share impact fees[CCC10]

LOCAL DOMAIN: Regulatory Changes: Environment/Open Space

Design standards for "green architecture", energy efficiency[ALA09, ALA17, SFC11]
Revision of criteria for EIR, including Equity Statement, and streamline process[CCC13, SON01, SON02]
Allow development only within "natural/ecological carrying capacity"[SON15, SON03]
Reintroduce urban agriculture[ALA02, ALA20]
Promote "recycle and reuse"[ALA02, ALA17]
Revise building codes: separate grey/black water systems, mandate % of roof solar with batteries, main wet walls, more earth-friendly materials[MRN10]
Water recycling ("gray water") and enforcement[SFC07]
Water and energy conservation added to building code for new development and transfer of ownership[SFC07]
Restrict employment uses in environmentally sensitive areas[SMA13]
Localities negotiate mitigations with developers, such as planting of forest land to offset impacts, or environmental impact fees[SON10]
Require cities to assist developers to identify means of eliminating non-point pollution from their projects[SCL06]
Provide for land irrigation to protect agricultural land[CCC11]
Require environmental enhancement mitigations, on-site or elsewhere in County, when development takes place on open land or does not support wildlife[SON10]
Energy-efficient requirements for large buildings[MRN12]
Resource-consumption-based scaled tax deductions[SOC02]
Smart Growth impact statement[SFC02]
Incentives/tax structure/stewardship and mitigation fees/zoning change/permit approvals designed to preserve agricultural land, open space, air, soil, water; promote solar energy use, rainwater and graywater collection, easy-to-read water meters[SCL02, SCL12, SCL08, CCC12, CCC04, SOC08, SON13, SON06, SON05, SON03, SMA07, SMA13, NAP04, ALA02, ALA04, ALA13, ALA17]
Allow and incentivize transfer of development rights (I.e., from environmentally sensitive areas to TODs/downtowns, and across city boundaries)[SCL02, CCC05, CCC12, SCL08, SCL06, SON14, SMA07, ALA09, MRN01]
Devise development plan/zoning to preserve open space, streams, waterfront, agricultural land[CCC04, SON05, SON03, SFC01]
Allow development only within urban growth boundary[SON01, SMA07, ALA15]
State/community purchase of development rights to open space/agricultural land, for preservation, possible land-banking[CCC11, SON06, SON11]
Allow development only within city limits[CCC10, SOC08]
Designate environmental clean-up mitigation fees to protect open space[SMA01]
Open space planning based on preserving existing biology and ecosystems to protect endangered species[SON01]
Reconsider urban growth boundary for affordable housing development proposals[NAP10]
Develop regional open space guidelines for all counties and potentially establish growth limits (done through regional forum)[ALA08]
PVC allow vacant land to be used publically, as open space/housing[SFC06]
Public open space, rather than private[SFC10]

TRANSPORTATION IMPROVEMENTS

BUILDING/CAPITAL IMPROVEMENTS
RAIL

Expanded light rail routes (St. Helena; South Napa to North Napa Count, Marin)[NAP07, MRN02]
Improved light rail along freeways and existing rail lines (shared lines)[SOC01]
Regional forum on potential for LRT ("We love LRT.")[ALA08]
Convert existing rail lines to passenger use[CCC05]
Use freeway median for high-speed transit[SCL02]
Make all Caltrain crossings grade-separated[SCL02]

ALTERNATE MEANS

Better transit/bridge Oakland-Alameda[ALA04, ALA06]
Ferry service (up Napa River to downtown Napa)[NAP09]

GENERAL/MULTIMODAL

More parking around transit areas[ALA05, ALA13, SFC06]
Develop multimodal transportation system within city and region that outperforms car for access, convenience, safety and mobility![SFC11]
Establish a one-transit system with equitable service throughout the region[ALA18]
Better public transit along 680 corridor[CCC05]
Improved transportation and infrastructure to redevelopment areas[SFC04]
Room on transit for groceries and other luggage[MRN02]
Dense, multi-story park & ride[MRN05]
More comfortable and cleaner transit stations[MRN04]

ROADS

Make corridors safer for bicycles[SMA02, SMA07, NAP09]
Build new roads/resurface old roads only with consideration of all transit types (bicycles, pedestrians, buses, transit…)[SMA09, MRN12]
Narrow residential streets[NAP05]
Lower minimum traffic required to install traffic devices (speed bumps, etc.)[ALA06]

LOCAL/REGIONAL REGULATIONS
FISCAL

Developer impact fees/jobs-housing linkage fees to fund transit service development[SFC11, SFC07, MRN01, ALA12]
Increase gas tax to subsidize transit[SCL04, SON12, SMA06]
Congestion peak pricing (tolls)[ALA01, ALA05, ALA11]
Toll roads/bridges to pay for mass transit[SOC08, ALA05]
Set-aside % of traffic impact fees for rail[SOC01]
Use of transit funds (I.e., Measure A) for housing that reduces commuting[SMA10]
County gas consumption tax[NAP02]
Workforce transit trust fund with income from higher taxes on new luxury homes[MRN01]
Transportation impact fees for developers[ALA19]
Higher tolls, or staggered tolls[MRN01]
One-way incoming toll roads[NAP09]
Temporary toll plazas for extra revenue (Novato dump)[MRN08]

DEVELOPER CONTROLS

Incentives to developers (density bonuses, reduced parking requirement) in transit areas/along transportation corridors[CCC05, SOC02, SON01, SON03, ALA06, ALA14, ALA20]
Require transit improvements of developers, or link between more housing and increased transit service[CCC03, SON15, ALA11]
Less parking (lower parking requirements) in high density areas/transit-accessible areas[ALA15, ALA23, ALA19]

Fall 2001 Workshops: Proposals for Incentives and Regulatory Changes from Participants

Reevaluate parking requirements per unit[SON07, SON14]

Density benefits/lower parking ratios around transit areas[ALA05, MRN01]

Incentives to developers for affordable housing and services within walking distance of employment centers[MRN05]

Reduce subsidies for development of roads[SON07]

car-free housing: shift infrastructure costs to car-users[ALA01]

Master EIR within 1/3 mile of transit modes[ALA05]

Transferrable development rights around transit areas[ALA05]

Tie reduced parking requirement to "good transit"[SFC02]

Building approval linked to transit accommodation[SFC07]

No surface parking permitted on transit corridors[SFC10]

High density development required to accommodate transit needs[MRN11]

Require new development to include bike and pedestrian paths[MRN11]

ZONING/PLANNING

Regional and interagency transportation planning, bus and bike networks[SON02, ALA02, ALA08, ALA13, SFC06]

Establish designated corridor districts with different regulations/land use processes upon them, with authority on incentives/control[SMA02, NAP03]

Require transportation component in downtown/high density area planning[NAP09, MRN11]

Link transit to zoning[SCL04]

Transit overlay zones[CCC15]

Limit building of new airports[SON01]

Prioritization of bicycle and pedestrian planning and safety[SCL12]

Consider commute times vs. VMT[SCL11]

"right pricing + right measures", compare apples to apples # people moved[ALA01]

Develop Local Planning Area transportation models (MTC transportation planning model doesn't apply to Marin)[MRN05]

TRANSIT REGULATIONS

Privatization of transit for small residential areas[SCL02, SFC04]

When considering affordability mix requirements, weight affordable housing around transit nodes[ALA05]

Provide for higher speed (45 mph) transit (including bus, lrt) along Rte. 85[SCL02]

Provide signage in various languages at transit stations[SMA01]

More public input on transit network and facilities[SMA13]

BUSINESS

Incentives/tax breaks to employers for encouraging use of public transit/minimum transit ridership[ALA05, ALA6, ALA17]

Employers provide tranportation vouchers/pre-tax incentives for use of public transit[NAP02, ALA14, MRN02]

Require employers to provide transit (and housing)[ALA11, MRN05]

Require that new employment not increase net VMT (vehicle miles travelled)[SON13]

Incentives to employers to locate close to housing[SON05]

Require shuttle linkage between big new commercial development and rail stations[SON02]

STATE REGULATIONS

FISCAL

Improve cooperation among transit agencies, across counties, for regional transportation systems, incentivized by distribution of State and Federal transit operating funds[CCC12, SON02, SMA06, SMA08, NAP08, ALA20, SFC11]

State transit monies linked to land use, linked to provision of housing[SMA09, SFC13, MRN04]

Transportation money to cities linked to affordable housing provision[CCC12f, SFC09]

Incentives to localities for development of public transit, especially at employment or shopping centers[SON13, MRN12]

State and Federal contributions to transportation costs[SON02, NAP06]

Higher % of transit funding allocated for mass transit[CCC02]

Incentives for development of additional transit centers[NAP01]

State money for transportation fund based on local population[ALA02]

Fall 2001 Workshops: Proposals for Incentives and Regulatory Changes from Participants

Raise gas prices[ALA14]

Disincentives to cities that don't increase densities around transit hubs[SMA08]

PROGRAMS

Promote car-sharing programs[SON10, SFC04, SFC13, MRN03]

Incentives to parents to improve safety of kids going to schools/increased and safer school bus service[MRN01, MRN04]

Incentives to preserve existing infrastructure, ie rail system[MRN01]

Incentives to individuals to use public transit[MRN04]

County-sponsored "guaranteed ride home"[MRN12]

Transit stipends for low-income[ALA12]

Free transit passes for City employees[SFC09]

DEVELOPMENT CONTROLS

Change Environmental Review to reward transit and pedestrian development, weigh pedestrian/bicycle[SFC13, SFC10]

CEQA more flexible with parking, to restrain demand rather than push supply[SFC10]

Incentives to developers for providing electric vehicle portals[SOC02]

Require TDM[SMA07]

Incentives for minimal fuel usage[SON13]

SYSTEM ADJUSTMENTS

SERVICES AVAILABILITY

Improve/increase feeder transit service to rail stations, including intercity service[SCL02, CCC03, CCC07, SMA01, SMA04, SMA13, SMA09, SMA10, ALA08, ALA14, SFC02, MRN02, MRN06, MRN08]

Improve transit access to open space[CCC03, SON13, ALA08]

More regular Caltrain and transit service[SCL12, SMA13]

Improve transit access to schools[SMA03, SMA07]

Improve transit access to low-income neighborhoods[SMA04, NAP04]

Provide adequate transit service levels at key intersections[SCL03]

Express lrt service two-time consumptive with # of stops[SCL06]

Improve transit access to employment[ALA16]

Public transit linking low-income communities to jobs[CCC09]

Link light rails and ferry services[SOC01]

Taxi 2000[SOC08]

Paratransit for increased density residential areas[SMA05]

COST/FARES

Expand/improve Ecopass, and make it regional, with more incentives and evaluation of results[SCL02, SCL08, ALA14, ALA12]

Make transit more affordable for low-income people[CCC05, CCC08]

Free transit service along corridors[SMA02, MRN04]

Congestion pricing (fees) to reduce traffic[SCL02]

Make all Caltrain crossings grade-separated[SCL02]

Create pick-up spots with curb rights where now not adequately served by public transit[SCL02]

Free door-to-door bus service[SOC08]

Transportation pricing reform, balanced market charges for parking[ALA15]

SYSTEM EFFICIENCY

Provide/improve real-time transit information and timed transfers, speedier bus systems[SCL02, SON05, MRN02, MRN04]

Better integration of public transit/connectivity/Universal transit cards[CCC05ff, NAP04]

Dedicated bus lanes[SFC05, RN03]

Synchronize signals[SCL03]

Fall 2001 Workshops: Proposals for Incentives and Regulatory Changes from Participants

Express buses on all freeways[CCC05]
Computer tracking and routing of regional transit to meet customer needs[MRN03]
Exclusive bus streets[SOC08]
Transit-preferential signals[SFC05]
Close key central corridors to auto traffic[SFC05]
Continuous HOV lanes[ALA05]
Accommodate bicycles on transit[ALA14]
PARKING
Eliminate subsidized parking, especially on transit corridors[SCL03, SCL10, SCL12, SON13]
No free parking subsidies for driving), including parking for employees[SMA07, ALA04]
Consolidate parking in high-density garages, and issue resident permits[SFC07]
Free parking at transit hubs[SOC08]
Paid parking at transit hubs[ALA23]
Parking requirements tied to what exists in the area, and reduced in transit-intensive areas[SFC10]

INCENTIVES FOR INDIVIDUALS

HOUSING
RENTER/HOMEOWNER ASSISTANCE

Workforce housing/housing subsidy (I.e. for teachers, police, city employees), possibly owned by city,and loans for workers to buy homes[SOC06, SMA07, NAP08, NAP01, SFC02, SFC12, MRN06]
Financial rebate (I.e., income tax rebate, cash incentive, transit vouchers) to encourage people to live near workplace[SCL03, CCC05, SOC06, SOC07, SON05, SMA09]
Require development to address displacement with mitigation measures, with first rights (if for sale) to former residents or encouragements for renters to move back, and phased development to minimize disruption, relocation packages[CCC07, SMA13, SMA08, ALA02, ALA20, ALA23]
Location-efficient mortgages for new developments near transit[SCL08, SFC11, MRN10, ALA12]
Incentives to employers to facilitate employees living near workplace/put jobs near housing[SCL08, SCL12, NAP07]
Rent control[NAP09, MRN12]
Just cause eviction ordinance[ALA19, SFC02]
Better-functioning Section 8 system so that building owners participate more willingly[ALA18, SFC06]
Energy-efficient mortgages[SFC11]

QUALITY OF LIFE

Provide job training for better jobs/housing balance, possibly through improved business/schools cooperation, paid by tax revenues[CCC09, SON11, SON10, NAP08, NAP04, ALA02, MRN08]
Create friendly, liveable neighborhoods, with community centers, recreation centers, cultural events, open space (livability incentives)-- Incentives/subsidies for linking these services[SON13, SMA03, NAP09, SFC0, SFC10, ALA12]
With housing and jobs, provide also health, education, civic life, open space for all economic classes[SCL11, CCC03, SON13, SON03]
On-site childcare, near housing and transit and employment[SOC06, ALA17, ALA12]
Parking cash-out program to reduce parking demand, encourage transit use[SCL02, SON12, SMA07]
High quality urban schools[SMA02, ALA08]
Beautify areas as incentives for people to live there[SCL10]
Pedestrian-friendly downtowns[SMA04]
Social equity[ALA01]
Linking service provisions to accepting smart growth projects within individual neighborhoods[SFC04]
Ensure access to existing parklands[ALA08]
Equitable distribution of infrastructure/services funding to all neighborhoods[ALA11]
Lead paint removal progams/incentives[ALA01]
Build more soundproof structures in transit areas[SMA04]
Include noise pollution considerations in General Plan[SMA04]

EMPLOYMENT

Living wage ordinance (regional), but implemented so fair to small businesses/with incentives to attract employers[SON07, SMA01, SMA03, NAP01, NAP09, ALA02, ALA14, SFC12, MRN06]
Incentives for home-based businesses/telecommuting[SOC06, SON06, SON05, SMA09, MRN01, MRN08]
Local hiring preference[ALA09, ALA17]
Incentives to farmers to continue farming[SOC07]
Higher salaries for teachers[MRN02]
Low-income business incubator workshops[SFC05]
Job creation to match skills of current residents[SFC07]
Job development located at port/army base[ALA17]

DECISION-MAKING/PLANNING PROCEDURES

PLANNING

Allow for more public involvement in planning, including honoring local voter decisions[CCC03, CCC11, SOC08, SON11, SMA06, ALA10]
Provide public access to records/data[CCC13, MRN10, SON03]
Include advocates, developers, etc. in determination of fees, regulations…[CCC10, SON03]
Involve local firms/Business Associations in planning (like Silicon Valley Manufacturer's Group)[SMA08, MRN01]
"Take ballot box out of planning"[ALA10]
Develop database for carrying capacity information, eg. Water, energy , traffic[MRN10]
Political seats more representative of income levels than of geographic areas[NAP09]

DESIGN

Use Design Review Board to address NIMBYism and make developments fit into the community[SON10, SMA08]
Allow public input on design guidelines, early in planning process[SMA07, SFC01]
Facilitate design competition[SCL10]
Require digital imaging for all new developments[SON02]
Architectural Review Commissions[SMA13]

REGIONAL DECISION-MAKING PROCESS

Encourage more regional and interagency coordination in planning[CCC03, SON05, NAP02, ALA10, ALA18, SFC01]
Provide forums for regional dialogue on development decisions ("neighborhood planning")[SCL10, SON02, ALA01, SFC02, SFC13]
Create new multi-tasked regional agency with decision-making power[ALA04, CCC13]
Allow for regional oversight and control of planning[CCC04, SOC08]
Regional approval process[SMA06]
Require school districts to coordinate with local planning agencies[CCC03]
Enforce cooperation with regional agenda/goals by imposing penalties[SMA02]
Directly elected regional decision-makers on transportation, land use, energy, housing , education[SFC12]
Include outlying counties in planning processes[CCC10]

PUBLIC EDUCATION STRATEGIES

Improve/fund public education on affordable housing/smart growth/to combat NIMBYism/environmental concerns, for citizens and local officials, including publicity for examples of successful smart growth[CCC03, CCC04, SOC01, SOC03, SOC06, SON11, SON05, SON01, SON14, SMA08, SMA08, NAP03, ALA02, ALA01, ALA08, SFC02, SFC01, SFC12, MRN01]
Improve public education on causes of regional growth[CCC10]
Improve public education on importance of meeting housing allocations for CDBG qualification, etc.[NAP03]
Advertising/media message: "smart growth is sexy and slick"[ALA01]
Develop smart growth curriculum at community education institutions, with incentives to community people to become smart growth planners[MRN10]
State and local funding for media campaigns promoting efficient use of space/housing[SMA05]
Education to "fight the psychology of the car"[ALA18]
"Smart Stations" at civic centers[MRN05]
Develop strategies to overcome local resistance[SOC01]
In-depth analysis of where regulatory barriers to development exist and where they are appropriate[SMA08]